

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3/1 Bolinda Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$790,000

&

\$860,000

### Median sale price

Median price \$917,500

Property Type Unit

Suburb Bentleigh

Period - From 27/10/2020

to

26/10/2021

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5/34 Cadby Av ORMOND 3204	\$855,000	27/05/2021
2	7/6 St Georges Av BENTLEIGH EAST 3165	\$855,000	21/05/2021
3	105/66 Bent St MCKINNON 3204	\$850,000	27/05/2021

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

27/10/2021 11:23

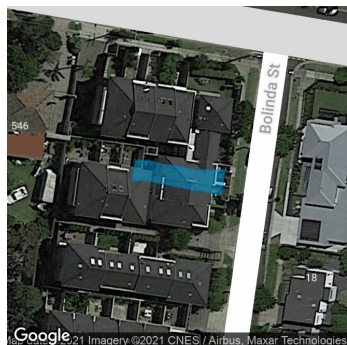
3/1 Bolinda Street, Bentleigh Vic 3204

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Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$790,000 - \$860,000

**Median Unit Price**

27/10/2020 - 26/10/2021: \$917,500

## Comparable Properties



5/34 Cadby Av ORMOND 3204 (REI/VG)

Agent Comments



Price: \$855,000

Method: Sold Before Auction

Date: 27/05/2021

Property Type: Townhouse (Res)

7/6 St Georges Av BENTLEIGH EAST 3165 (VG)

Agent Comments



Price: \$855,000

Method: Sale

Date: 21/05/2021

Property Type: Strata Unit/Flat



105/66 Bent St MCKINNON 3204 (VG)

Agent Comments



Price: \$850,000

Method: Sale

Date: 27/05/2021

Property Type: Strata Unit/Flat

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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